

BAIRD JEFFREY A &/BAILEY-BAIRD MICHELLE LEIGH
95377 SONOMA DR
FERNANDINA BEACH, FL 32034

40-2N-28-225V-0002-0120

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				264,943				
TOTAL MARKET OB/XF VALUE				5,313				
TOTAL LAND VALUE - MARKET				85,000				
TOTAL MARKET VALUE				355,256				
SOH/AGL Deduction				151,770				
ASSESSED VALUE				203,486				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				152,764				
TOTAL JUST VALUE				355,256				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				333,476				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
C21630		CO ISSUED			0		01/16/2009	
E21153		ELEC OTHER			2,000		08/01/2008	
M14090		MECH OTHER			0		08/01/2008	
B21630		NEW CONSTR			213,240		07/01/2008	
R11384		REPAIR/RRF			1,500		07/01/2008	
P13368		OTHER			0		07/01/2008	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/0769		11/16/2016		WD	Q	I	01	232,000
GRANTOR: MOORE MICHAEL BRETT								
GRANTEE: BAIRD JEFFREY A & M								
1799/0195		6/15/2012		WD	Q	I	02	174,900
GRANTOR: BUNYARD TOMMY C & ROS								
GRANTEE: MOORE MICHAEL BRETT								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2008] W26 S3 FOP=[YR=2008] W13 S7 E13 N7 \$ S7 W13 S49 FOP=[YR=2008] S4 E11 S1 E8 FGR=[YR=2008] S2 E20N22W22 S15 E2 S5 \$ N5 W2 N6 W5 S6 W12 \$ E12 N6 E5 N9 E22 N44 \$ PTR= E30 FUS=[YR=2008] E13 S17 W4 S13 W4 N15 U5 L5 N10 \$ W30 \$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
85,000								
Common: 85,000 PRINTED 07/30/2025 BY SYS								